

**NO TRANSFER
TAX PAID**

Doc # 2008032491
Book 9927 Page 0306

43-126-34

QUITCLAIM DEED
with Covenant

EVELYN R. AUDET, of ~~Waterville~~ County of Kennebec, State of Maine, for consideration paid, grants to LISA M. HANSON, Trustee of the EVELYN R. AUDET AND GERARD F. AUDET IRREVOCABLE TRUST dated October 15, 2008, of 35 Mathews Ave. #31, Waterville, County of Kennebec, State of Maine, 04901, with QUITCLAIM COVENANT, the following real property bounded and described as set forth in Schedule A, hereto annexed and incorporated by reference herein as though set forth in full.

See attached schedule A

Witness my hand and seal this 15th day of October, 2008.



EVELYN R. AUDET

STATE OF MAINE
County of Kennebec

October 15, 2008

Then personally appeared before me the above named EVELYN R. AUDET, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Paul O. Dillon
Attorney at Law
Bar Registration #6894

2) P. Dillon

Received Kennebec SS.
12/11/2008 8:27AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

Schedule A

The real property situated in the City of **WATERVILLE**, County of Kennebec, and State of Maine, and more particularly bounded and described as follows:

Unit No. 34 in the Averill Condominiums, as described in the Averill Condominium Declaration dated December 19, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1; as amended by Amendment to Declaration dated October 3, 2002, and recorded in the Kennebec County Registry of Deeds in Book 7562, Page 210; as amended by Second Amendment to Declaration dated January 5, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8267, Page 342; as amended by Third Amendment to Declaration dated March 30, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8358, Page 210, and further amended by Amendment adopted May 17, 2005 and recorded in the Kennebec County Registry of Deeds in Book 8559, Page 133, and by Amendment of even or recent date further allocating some garages as limited common elements to be recorded in the Kennebec County Registry of Deeds and as shown on the Plats and Plans recorded in the Kennebec County Registry of Deeds in File E-88308 through E-88314, as those condominium documents may have been amended. Reference is made to an acceptance of Special Declarant Rights recorded in the Kennebec County Registry of Deeds in Book 6937, Page 342.

Together with any and all limited common elements, rights, easements, privileges and appurtenances belonging to the Unit described above and any personal property of ATL Holdings LLC located in Unit No. 34.

Subject, however, to the terms, conditions, agreements, covenants, restrictions, obligations and easements referred to in the Averill Condominium Declaration described above, and to utility easements described in Book 3415, Page 7 and Book 3465, Page 269, of the Kennebec County Registry of Deeds as they may pertain to the Averill Condominium.

Being a portion of the premises conveyed to ATL Holdings, LLC by Warranty Deed from Averill Associates, LLC dated September 22, 2004, and recorded in the Kennebec County Registry of Deeds in Book 8132, Page 263, and being a portion of the premises conveyed to ATL Holdings LLC by Warranty Deed from J. Kevin McQuinn, dated September 22, 2004, and recorded in said Registry of Deeds in Book 8132, Page 261.

For grantor's title see deed of ATL Holdings LLC to Evelyn R. Audet dated August 29, 2006 and recorded in the Kennebec County Registry of Deeds in Book 951, Page 350.